

Carmel Point HOA

3824 Elijah Court
San Diego, 92130

Carmel Pointe HOA is a 200 unit condo complex managed by N.N. Jaeschke, Inc., an Associa company. The complex participated in the City of San Diego's multi-family recycling pilot program that distributed reusable, in-unit recycling bags to multi-family residents.

The bags were purchased with grant money from the State Department of Conservation, and were designed to assist residents with collecting recyclables in their home and transporting them to a central disposal area in the complex. The bags are made of 100% recycled flexible, have a large capacity and can fit in small spaces or even be hung. They are also easy to carry, leaving residents' hands free to carry other items such as a trash bag, which is also disposed at the same location.



The implementation and outreach for the recycling program included replacing recycling totes for recycling dumpsters, and exchanging trash dumpsters for recycling dumpsters. Due to space constraints, the complex had to designate smaller enclosures across from each other, as "recycling only" or "trash only". To ensure proper placement of materials, they added clear signage on enclosure doors stating what materials could be disposed where.



Additionally, the complex extended the program by placing recycling containers by the mailboxes, and posting recycling information on complex bulletin boards. The complex also sent written information to residents about the recycling program.

The results were very impressive. Residents increased their level of recycling participation from only 8% to an impressive 47% waste diversion rate and as a consequence, are saving approximately \$500 per month on their waste collection bills.



Property Manager Bob Kaku, HOA Board President Kayvon Pourmiraie, and Maintenance Staff Saul Hernandez, with the May 2010 Recycling of the Month Award